

opment and operation of day care centers. (Ord. 822 §1(part), 1989)

17.46.020 Conditional use permit--Planning commission criteria. Large day care centers (not more than fourteen children) require the approval of a conditional use permit. In evaluating the conditional use permit, the planning commission shall consider the following criteria:

A. Off-Street Parking. One off-street parking space shall be provided for each two employees working at any one time. The spaces shall be in addition to any spaces required for any other use occupying the same building or premises.

B. Off-Street Loading. Wherever possible, an area for the loading and unloading of children shall be provided on the site and laid out in such a manner as to provide for forward travel of vehicles both on entering and leaving the site. (Ord. 1063 §3, 2004: Ord. 822 §1(part), 1989)

17.46.030 Conditional use permit--State requirements. Indoor areas, outdoor play areas, restrooms, fencing, and other structural requirements shall be governed by the California Health and Safety Code. Any application for a conditional use permit will show evidence of compliance with the applicable state laws. (Ord. 822 §1(part), 1989)

17.46.040 Licensing. Licensing of day care centers is the responsibility of the Los Angeles County Department of Public Social Services (DPSS) and any applicant for a conditional use permit must show evidence of application to Los Angeles County for proper licensing. (Ord. 822 §1(part), 1989)

Chapter 17.48

INDUSTRIAL AND COMMERCIAL USES ADJACENT TO A SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT

Sections:

- 17.48.010 Purpose.
- 17.48.020 Design standards.
- 17.48.030 Performance standards.

17.48.010 Purpose. The purpose of this chapter is to provide development standards designed to protect single-family residential neighborhoods from the adverse

impacts of industrial and commercial uses while permitting such uses to exist in near proximity to residences. (Ord. 822 §1(part), 1989)

17.48.020 Design standards. There are two situations involving the location of industrial sites in proximity to single-family residential zone districts: adjacent, either to the side or rear, and across a public or private street. Each of these situations requires separate design treatment to insure a minimum of conflict between the two dissimilar uses.

A. Across a Public or Private Street. No industrial or commercial building shall be constructed closer than one hundred feet from an existing residence located in a single-family residential zone district when the residence is across a public or private street from the industrial or commercial parcel. If the residential parcel is vacant, the one hundred feet will be measured from the building setback line established by the zone district regulations; if more than one residential parcel is involved, the distance shall be computed from the closest residential structure or from the setback line if there is a vacant parcel involved.

B. Adjacent to a Single-Family Residential Zone District (Side or Rear). Industrial or commercial buildings will maintain a setback (side or rear) of fifty feet from any existing residence located in a residential zone district. The side or rear setback area may be used for access to the site or for passenger vehicle parking only. No outdoor operations, storage or truck loading shall be permitted in this area.

C. Required Front Setback. That area between the property line and the face of a commercial or industrial building created to maintain the required one hundred feet separation for buildings facing a single-family residential zone district shall be considered a required front yard. Parking shall be permitted to the rear of the first ten feet of the setback.

D. Loading Doors and Access.

1. Access to an industrial or commercial site shall be located on the side farthest from the residential property when the properties are adjacent.

2. Any loading doors which face a residential zone district shall be designed to require that all truck maneuvering take place on site whenever possible.

E. Landscaping.

1. All required front setbacks shall be fully landscaped except for pedestrian walks, necessary drives and parking areas to the rear of a ten-foot landscaped strip.

2. Landscaping shall consist of trees, shrubs, groundcover, or a combination thereof.

3. All landscaped areas shall contain an accepted irrigation system (sprinklers, bubblers, or diffuser heads) with an automatic timer-clock mechanism. All landscaped areas shall be contained within a six-inch concrete or eight-inch masonry planter curbing.

4. All landscaped areas shall be maintained in a reasonably litter-free and weed-free condition and all plant materials shall be kept in a healthy growing condition.

F. Fencing and Screening.

1. A solid masonry wall, eight feet in height shall be maintained on any property line which abuts a residential zone.

2. When an industrial or commercial property is across a street from a residential zone district a solid masonry wall shall be constructed across any yard or parking area. This wall will be located to the rear of any required front setback.

G. Required Parking. Parking shall be provided in accordance with Chapter 17.60. (Ord. 822 §1(part), 1989)

17.48.030 Performance standards. All industrial and commercial businesses which are located in close proximity to single-family residential zones shall be operated in a manner which will not interfere with the residents' enjoyment of their property. Accordingly, the following performance standards shall be applicable to all such establishments:

A. Noise levels measured at the property lines shall not exceed levels prescribed by noise regulations of the city.

B. All punch presses, shears and similar types of equipment shall be mounted on vibration reducing mounts so that no detectable level of vibration is transmitted to other properties or the public right-of-way.

C. No outdoor storage shall be permitted in any yard adjacent to a residential zone district.

D. The premises shall be kept clean and the operator shall insure that no trash or litter originating from the site is deposited on neighboring properties or on the public right-of-way.

E. All exterior lighting shall be designed in such a manner that will protect the highway and neighboring properties from direct glare or hazardous interference of any type.

F. No mechanical equipment such as compressors, pumps or air conditioning units will be placed adjacent to residentially zoned property.

G. Hours of operation, including deliveries to the site shall be compatible with the needs and character of the surrounding neighborhood. For the purpose of this chapter, the usual operating hours shall be considered to be between six a.m. and ten p.m. Any modification of these hours which results in earlier or later hours of operation shall require the approval of the planning commission. (Ord. 963 §29, 1995: Ord. 822 §1(part), 1989)

Figure 17.48

